



**CITY OF MILPITAS
CONSOLIDATED ANNUAL PERFORMAMNCE
EVALUATION REPORT-(CAPER)
FISCAL YEAR 2013-2014**



City of Milpitas

Table of Contents

Consolidated Annual Performance and Evaluation Report (CAPER 2013-2014)

Executive Summary	
Introduction	1
Summary of the Consolidated Plan Annual Performance Report	1
Public Review of the CAPER	1
Geographic Distribution	2
Summary of Accomplishments	2
Affordable Housing Programs and Opportunities	3
Meet or Exceed 3-5 Year Goals and Expectations for Affordable Housing	4
Meet or Exceed 3-5 Year Goals and Expectations for Homelessness	5
Meet or Exceed 3-5 Year Goals and Expectations for Public Services	6
Public Services Provided	6
Non-Public Services Provided	8
Resources Made Available	9
Leveraging Other Resources	9
Status of Other Actions Taken During The Year To Implement The City's	
Goals And Objectives	10
Existing Public Policy	10
Public Housing Improvement and Residents Initiatives	11
Institutional Structure	11
Actions Taken to Overcoming Gaps in Institutional Structures to Enhance	
Coordination	12
Lead Based Paint Hazard Reduction	12
Affirmatively Furthering Fair Housing	12
Results	12
Continuum of Care Narrative	18
Accomplishments	18
Households and Persons Assisted	18
Programs and Services to Address the Needs of Homeless Persons and	
Special Service Needs	19
Programs and Services to Address and Prevent Persons and Families from	
Becoming Homeless	19
Programs and Services to Address Homeless Persons, Including Those with	
Special Needs, to Transition to Independent Living	19
Actions to Assist Non-Homeless Elderly Persons	20
Actions to Assist Persons with Physical or Mental Disabilities	20
Actions to Assist Persons with Alcohol or Other Drug Related Problems	21
Actions Taken to Improve Public Housing and Residents Initiatives	21
Actions to Address Obstacles to Meeting Undeserved Needs	21
Actions to Foster and Maintain Affordable Housing and Eliminating Barriers	
Affordable Housing	22

Actions Taken to Reduce the Number of Persons Living Below the Poverty Level.....	22
Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements.....	23
Public Facilities and Improvement Needs.....	23
Self Evaluation of Progress in Addressing Identified Needs and Objectives.....	24
Citizen Participation.....	25
Summary of Public Comments Received.....	25

Executive Summary-City of Milpitas Community Development Block Grant Program Consolidated Annual Performance Evaluation Report (CAPER 2013-2014)

During fiscal year 2013-2014, the City of Milpitas received \$390,716 in Community Development Block Grant (CDBG) funds. A total of **\$58,607** was allocated to **11 different public service providers**. These public services include a variety of programs such as: 1) Domestic violence, 2) Senior legal aid, 3) Supplemental supplies of food/senior brown bag program, 4) Homeless shelter and support services, 5) Recreational assistance programs, 6) Special educational services, 7) Family literacy program, 8) Long-term care ombudsman services for senior in care facilities, 9) Adult day care services, 10) Fair housing services and 11) Meals for home-bound seniors.

With regards to non-public service activities, Milpitas allocated \$253,966 to **3 different non-public service providers**, these services will include: 1) Funding to replace emergency generator and resident a conditioning units systems for Milpitas Senior Housing Project, 2) Home repairs and improvements for senior and physical disabled persons, and 3) Milpitas Single-Family Rehabilitation Loan Program.

With the addition of **\$50,000** of expected Program Income from the Single-Family Rehabilitation Loan Program, Milpitas will be spending approximately **\$440,716** on public, non-public services and program administration (**\$78,143**).

The 15-day public review period on the Milpitas CAPER was from August 22 to September 8, 2014 was advertised for public review and comments. The Milpitas City Council held a public hearing on September 16, 2014. Any comments received prior to or during the City Council public hearing will be incorporated into the final document

Community Development Block Grant funds will be provided to all segments of Milpitas population including geographical areas with high minority concentration within the community.

Certification of Discharge Policy

The City of Milpitas will be working with the State of California Department of Corrections and County of Santa Clara Department of Corrections to establish a comprehensive policy and strategy for the housing and placement of offenders in the community. The Discharge Placement Policy seeks to provide direct help and assist for the placement of prisoners released from jails, hospitals, and other facilities in order to prevent homelessness.

Public Comments: To be provided after City Council Public Hearing (Tuesday, September 16, 2014 at 7:00pm Milpitas City Hall, 455 E. Calaveras Blvd., City Council Chamber)

CITY OF MILPITAS
CONSOLIDATED PLAN ANNUAL PERFORMANCE EVALUATION REPORT
(CAPER)
JULY 1, 2013-JUNE 30, 2014

Introduction

Pursuant to the Department of Housing and Urban Development (HUD) funding requirements and in conformance with 24 CFR Part 91.520 Performance Report, City of Milpitas has prepared and will be recommending approval of its 2013-2014 Consolidated Annual Performance Evaluation Report (CAPER). The CAPER describes: 1) the City's low and moderate income housing and community development activities carried out during the past fiscal year 2013-2014, 2) the funding resources that were made available for low income activities, and 3) the number of low income households who received assistance with housing related needs.

The CAPER also evaluates the City's overall progress in carrying out those priority projects that were identified in the approved Five Year (2012-2017) Consolidated Plan and One-Year Action Plan. To date, Milpitas has continued to meet its overall one-year goals and will be on target to meet its goals for the Five-Year Consolidated Plan.

Summary of the Consolidated Plan Annual Performance Report:

The CAPER'S Narrative Report consists of the following:

- 1) Summary of Accomplishments
- 2) Resources Made Available/Leveraging Resources
- 3) Status of the Actions Taken During the Year to Implement the City's Goals and Objectives
- 4) Affirmatively Furthering Fair Housing
- 5) Accomplishments (Households and Persons Assisted)
- 6) The City's Self- Evaluation on the Progress made in Addressing and Identifying the Priority Needs and Objectives
- 7) Citizens Comments and Public Review

Public Review of the CAPER

The CAPER was made available for public review and comments for a 15-day public review period from **August 22, 2014 to September 8, 2014**. Copies were sent out to CDBG Service Providers and all interested parties. Copies are also made available in the Milpitas Public Library, Public Service Counter at Milpitas City Hall and City's Website. The Milpitas City Council will hold a public hearing on the Draft CAPER on **Tuesday, September 16, 2014 at Milpitas City Hall, 455 E. Calaveras Blvd. at 7:00 p.m.** After the public hearing and public review and comment period, a copy of the CAPER along

with the Financial Summary Grantee Performance Report, Summary of Housing Accomplishments and Integrated Disbursement and Information System (IDIS) reports will be forwarded to HUD by September 29, 2014. Public Notice of the CAPER public review and comments period and the City Council's public hearing will be advertised in the Milpitas Post, along with letters to Public Service and Housing Providers and other interested parties (including a draft copy of the CAPER) will be mailed.

Geographic Distribution

The specific geographic areas in which the City of Milpitas provided direct assistance with CDBG funds during the 2013-2014 fiscal year contains a high concentration of minority population including Asian, Hispanics and Blacks households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social and economic needs of several working class neighborhoods. Neighborhoods such as Sunnyhills, Selwyn, Shirley and Dempsey Road and Temple Drive and Adams Ave with high concentration of minority populations have benefited from the allocation of CDBG funds such as: Housing Rehabilitation Loan Program, Next Door Solution/YWCA Domestic Violence Programs, Milpitas Food Pantry, Milpitas Recreation Assistance Program, Rebuilding Together, Health Trust, Project Sentinel, Senior Adults Legal Assistance, Emergency Housing Consortium, and Terrace Gardens Senior Housing Project.

1. SUMMARY OF ACCOMPLISHMENTS

The City of Milpitas uses a variety of funds to support services and provide affordable and supportive housing activities during the past fiscal year. Milpitas received direct federal funds **\$390,716** FY 2013-2014 from the CDBG Program and estimated \$50,000 Program Income (from the Housing Rehabilitation Program (Revolving Loan Fund). The loans from the rehabilitation program serve as a revolving loan fund that will go back into the program. The total CDBG funding for FY 2013-2014 was approximately **\$440.716**.

Milpitas continues to support and encourage the Housing Authority of Santa Clara County efforts to obtain Section 8 vouchers for Milpitas residents. To date, the Housing Authority has identified **2,454** Section 8 tenants in Milpitas and **1,848** residents on the waiting lists. Unfortunately, Milpitas has been informed from the Housing Authority of Santa Clara County that they do not have the funding to issue future Section 8 vouchers.

A summary of the Milpitas housing and community projects accomplishments is presented below:

1. **Rebuilding Together Silicon Valley**-provided funding to preserve affordable housing by providing safety, energy efficiency, accessibility and mobility repairs and improvements for very low income homeowners. The primary consideration of repairs in the homes will be the correction of safety hazards to ensure affordable, decent living environment for the occupants. Work includes the following activities: accessibility modifications, including wheelchair ramps, grab

bars, and hand rails. Energy efficiency includes weather-stripping, appliance replacements, vent cleaning, CFL replacements & windows. Other home repairs and rehabilitation work includes electrical repairs roof repairs and replacements, interior and exterior painting yard cleanup, plumbing repairs and bathroom modifications flooring (linoleum, carpet tile. Heating installation, indoor and outdoor lighting, and fences for safety, doors, steps, and smoke and CO alarms. Milpitas provided **\$103,707.33** in CDBG funds for this project. A total of **25 Milpitas homes** benefited from this project the past year.

Goal/Objective: This accomplishments fell short by 3 households (25) whereas the anticipated goals was to achieve 28 households receiving rehabilitation on their homes. This program is currently advertise on the City's Website, Cable TV and brochures at Milpitas City Hall. Staff will work with the Subrecipient to explore additional community outreach.

2. **Terrace Gardens Senior Housing**-provided funding replacement of 148 air conditioning units for each senior apartment and new emergency generator. T. The new air conditioners are energy-efficient units and will reduce energy consumption by lowering residents' energy costs. Milpitas provided **\$108,000** in CDBG funds for this project. A **total 148 very low and low-income seniors** benefited from this project the past year.

Goal/Objective: This goal was accomplished with the installation of the emergency generator and the 148 air condition units for all senior apartments.

3. **Milpitas Single-Family Rehabilitation Loan Program**-provide housing rehabilitation low-interest rate loans to very low and low-income homeowners with the goal of preserving City's neighborhoods through the conversation of existing stocks. The loans are for eligible improvements identified through inspections. Rehabilitation addresses building codes issues, home improvements and other housing deficiencies and to ensure that the rehabilitation units are free of lead based paint. With the repayment of loans, program income is generated (revolving loan fund) which goes back into the rehabilitation program which in the past has enable the City to fund all eligible applications received. Milpitas **provided \$161,393.30** (includes \$50,000 Program Income \$32,000 for Rehab. Administration) in CDBG funds for this report. A **total of 2 Milpitas homeowners** benefited from this project the past year.

Goal/Objective: This goal was accomplished with the rehabilitation of 2 new single family homes

Other Affordable Housing Programs and Opportunities

4. **Housing Trust Fund of Santa Clara**-provides low interest-rate loan to first-time homebuyers. To date, sixty-one (61) Milpitas residents have benefited from low

interest rate loans (to become first-time homebuyers) from the Housing Trust Fund. **A total of \$532,464 has been leveraged into \$21,535 to purchase homes from first-time homebuyers.**

5. **Mobilehome Park Rent Control Ordinance-** Milpitas continues to maintain and monitor the **527-mobilehome units** located within four mobilehome parks, which are regulated by the 1992 City's Rent Control Ordinance which guarantees long term affordability. The majority of residents (72%) living in these mobilehome parks are senior citizens over the age of 60+ years old.
6. Milpitas continues to implement its **Transit Area Specific and Mid-Town Specific Plans** around the proposed new BART Station which is proposing a range of approximately **10,000-11,000 new dwelling units**, in which a large majority of multi-family units will have a minimum density of 40 dwelling units/per acre and up to 60 dwelling units/per acre for sites located within a ¼ mile of three light rail transit stations. Milpitas housing policy is to require 20% of the total number of developed housing units to be affordable.
7. As required by State Planning Law, Milpitas has hired a consultant (Bay Area Economic-BAE) to prepare its **General Plan Housing Element (2015-2023)** which identifies policies, goals and objectives to further affordable housing opportunities, which will be submitted to State of California, Department of Housing and Community Development (HCD) for review and certification of compliance. Milpitas next Housing Element will be due in January 2015.
8. **County of Santa Clara Fair Housing Task Force-**City of Milpitas continues to participate in quarterly countywide Fair Housing Task Force meetings with other jurisdictions within Santa Clara County. The task force addresses a variety of issues from housing discrimination, foreclosures, redlining, fair housing policies, etc. Guest presenters also invited to attend the meeting from special topics. Milpitas serves as the Co-Chairperson of the Santa Clara County Fair Housing Task Force.

Met or Exceed 3-5 Year Goals and Expectations for Affordable Housing

Milpitas appears to be on target to meet and exceed its goals and expectations for affordable housing identified with the 2012-2017 Consolidated Plan:

- a. Milpitas currently has **1,272** affordable housing units with long-term affordability restriction agreements for low and moderate-income households and senior citizens. The types of units include single family, attached townhomes and multi-family rental.

An estimated additional affordable housing units with long-term restrictions agreements has submitted to the City of Milpitas for project review and approval. If approved, upon completion of construction, a total of **1,383** affordable housing units will be available for very low, low and moderate-income households

As in the past with previous affordable housing projects, City of Milpitas may consider providing some form of financial assistance, waiver of certain development and park/open space fees to be paid by the City's Redevelopment Agency and consider any reduction in development standards (if necessary) to assist the project.

- b. Milpitas Redevelopment Agency (RDA) continues to provide funding as required by 20% housing set-aside funds for affordability housing inside and outside of the project areas. During the past several years, RDA provided over **\$50 million** in assisting developers and first-time homebuyers

With the dissolution of Milpitas Redevelopment Agency effective February 1, 2012, the ability to support and financial future affordable housing units will be extremely difficult.

Affordable housing developers impact and park fees reimbursement to the City have been paid by the RDA along with other types of grants and very low interest rate loans to encourage and maintain long term affordability housing projects.

- c. Milpitas has negotiated with developer of South Main Street Senior Lifestyles Project to provide 389 senior housing units in which 48 would be affordable to very low-income residents.
- d. Milpitas along with the Housing Authority of Santa Clara County and HUD has continued worked with the property owner of Sunnyhills Apartments to maintain the Section 8 contract for the 151 unit's at-risk of converting to market rate. The additional 151 Section 8 Program vouchers have been maintained for low-income tenants.
- e. Milpitas is currently updating its General Plan Housing Element (2015-2023) which will include policies, goals and objectives to support affordable housing opportunities.

Met or Exceed 3-5 Year Goals and Expectations for Homelessness

- a. On January 29 and 30, 2013, Milpitas participated in Housing 1000 Survey for the Milpitas homeless population. The goal of Housing 1000 is to locate, identify and house the county's most vulnerable individuals into permanent supportive housing and provide coordinated, critical services to ensure all 1,000 retain their housing and regain their place in society. A total of 95 unsheltered Milpitas residents were identified as homeless, this presents a 31.6% reduction in homeless persons (139) from the previous homeless survey in 2011. Milpitas will continue to provide funding to address homeless issues without the city.
- b. Milpitas will continue to support County of Santa Clara efforts to obtain homeless funds from the McKinney-Vento Act for Emergency Shelter Grants (ESG) to assist over 7,000 county residents identified as homeless in the 2013 homeless survey

- c. During the state-mandated Housing Element process Milpitas has amended its Zoning Ordinance to include the following:
- Definitions of emergency shelters, transitional, supportive housing and single room occupancy units
 - Permitting “by right” (without discretionary review) emergency shelters, transitional and supportive housing
 - Permitting with discretionary review single room occupancy units
 - Updating policies, ordinances, and procedures to allow reasonable accommodations for persons with disabilities
- d. Milpitas will continue to provide funding to Emergency Housing Consortium to provide shelter and support services for homeless Milpitas residents.

Milpitas is on target to meet its 3-5 year housing goals and expectation for homelessness.

Met or Exceed 3-5 Year Goals and Expectations for Public Services

Based on the variety of public services being provided Milpitas appears to be on target to meet or exceed its goals and expectations for public services identified within the five-year Consolidated Plan. These public services

Public Services Provided

1. **Catholic Charities Long Term Care Ombudsman Program (CCSJ)**-This program provides services to 6 long term care facilities through regular site visits by trained certified community volunteers, who will respond to complaints, mediate fair resolution to problems, and advocate for quality for care, quality for life and residents’ rights for the 68 frail, chronically ill, primary elderly residents in those facilities. Milpitas provided \$5,000 in CDBG funds to this program. A total of 90 elderly residents benefited from this program during the past year.

Goal/Objective: This accomplishments has exceeded the goal 90 Milpitas Residents were served in comparison to the anticipated 68 residents.

2. **City of Milpitas Recreation Assistance Program**-Provides 50% subsidy to very low and low-income youth and senior recreational programs, services and activities. The previous Milpitas Stay & Play After School and Camp Stay and Play Programs have been incorporated into the Milpitas Recreation Department Recreation Assistance Program. Milpitas provided \$6,195.34 in CDBG funds to this program. A total of 50 low-income Milpitas youths participated in the program.

Goal/Objective: This accomplishments has exceeded the goal 50 Milpitas Seniors and Youths were served in comparison to the anticipated 40 seniors and youths received services.

- 3 **Emergency Housing Consortium (EHC)**-This program provides shelter and support for homeless adults, youth and families from Milpitas. Programs include housing and education services to help clients overcome barriers to housing, employment, and Self-sufficiency. EHC services ranges from emergency shelter to transitional programs permanent housing and after-care services. Milpitas provided **\$5,000** in CDBG funds to this program. EHC provided **478 personal nights days to 28 Milpitas residents.**

Goal/Objective: This accomplishments has exceeded the goal 28 unduplicated Milpitas Residents were served in comparison to the anticipated 20 residents. A total of 478 Personal Shelter Days were recorded.

4. **Health Trust**-Provides meals on wheels nutritionally-balanced home-delivery hot daily meals, increased social interaction and additional wellness to five homebound Milpitas senior. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **8 Milpitas seniors with 1,589 nutritional hot daily meals** benefited from this program the past year.

Goal/Objective: This accomplishments has exceeded the goal 8 unduplicated Milpitas Residents were served in comparison to the anticipated 6 residents.

5. **Live Oak Adult Day Care Services**-This program specialized in adult day care services for frail and dependent at-risk senior residents, respite for family caregivers and provides nutritious meals and snacks. Services include counseling, referrals, and case management, support family members in their efforts to maintain their dependent senior relative in the family home. Milpitas provided **\$5,000** in CDBG funds to this program. A total of **13 Milpitas senior residents with 539 days of social adult day care service** benefited from this program the past year.

Goal/Objective: This accomplishments has exceeded the goal 13 unduplicated Milpitas Seniors were served in comparison to the anticipated 12 seniors.

6. **Milpitas Food Pantry (MFP)**-MFP is a locally based program in Milpitas which provides monthly supplemental emergency supplies of food to low-income seniors (12%), families with children (40%) and homeless population (2%). MFP collects purchase and store food supplies to distribute. Milpitas provided **\$7,825.95** in CDBG funds for this program. A total of **1,436 very low and low-income households/4,286 persons** benefited from this program during the past year.

Goal/Objective: This accomplishments has exceeded the goal 1,436 unduplicated Milpitas Residents were served in comparison to the anticipated 500 residents.

7. **Milpitas Family Literacy Program (MUSD)** This program Title Elementary Schools, kindergarten readiness skills and books cuddling with toddlers and infants is modeled for low income parents. Free weekly book exchanges allows families to

foster a love of reading at home, while practicing skills learned in class. The aim of the program is to teach low income parents of preschool aged children how to support kindergarten readiness skills including bi-lingual classes. Milpitas provided \$7,325.61 in CDBG funds for this program. **A total of 35 families** benefited from this program last year.

Goal/Objective: This accomplishments has exceeded the goal 35 unduplicated Milpitas Residents were served in comparison to the anticipated 30 residents.

8. **Next Door Solutions**-This program provides shelter for up to 30 days for battered women and their children who are in immediate danger and have nowhere else to turn. Milpitas provided \$5,000 in CDBG Funds to this project. This program benefited **68 Milpitas residents** benefited from these services the past year. No sheltering were requested by women and children during this reporting report

Goal/Objective: This accomplishments has exceeded the goal 68 unduplicated Milpitas Residents were served in comparison to the anticipated 40 residents.

9. **Project Sentinel (PS)**-PS provides fair housing education and enforcement with landlord-tenant and dispute resolution services along with mortgage default, delinquency and pre-purchase counseling to Milpitas residents. Public education and outreach activities for both fair housing and landlord-tenant services includes Rent Watch, rental housing advice column, distribution of brochures, radio and television public service announcements, presentations and workshops. Milpitas provided \$10,000 in CDBG Funds to this project. This project potential benefit all Milpitas residents.

Goal/Objective: This accomplishments has exceeded the goal 49 referrals by Milpitas Residents were served.

10. **Senior Adults Legal Assistance (SALA)**-SALA provided free legal services to Milpitas elderly citizens. SALA provides services by appointments only at twenty-three Senior Centers throughout Santa Clara County, including the Milpitas Senior Center. SALA has served Milpitas seniors since 1979. SALA provides on-site intake sessions twice a month. Five half-hour session's appointments are available at each intake session for elderly to meet with SALA representative. Home visits are also available for those seniors who are homebound or reside in nursing homes. Milpitas provided \$5,000 in CDBG funds to the program. A total of **44 senior citizens** benefited from these services during the past year. SALA also conducted a community education seminar at the Milpitas Senior Center for the benefit of senior citizens.

Goal/Objective: This accomplishments has exceeded the goal 44 unduplicated Milpitas Seniors were served in comparison to the anticipated 38 seniors.

11. **YWCA/Support Network for Battered Women**—Provide domestic violence services including: 24-hour toll-free bilingual (English/ Spanish) crisis hotline, confidential emergency shelter, counseling, case management, individual and group therapy, support groups, children's art therapy, safety planning and domestic violence education. Milpitas provided \$5,000 in CDBG funds to the program. A total of 16 Milpitas households benefitted from these services during the past year.

Goal/Objective: This accomplishment fell short of the goal of assisting 20 Milpitas Households. City Staff has met with Subrecipient in regarding to additional outreach and any other further assistance to increase the program awareness,

2. RESOURCES MADE AVAILABLE

Milpitas received \$440,791 (including \$50,000 of Program Income) in CDBG funds during FY 2013-2014 from housing and community development activities. Milpitas used these funds from the CDBG Program to carry out the activities identified in the Five-Year Consolidated Plan. All activities were carryout Citywide; there was no specific geographic concentration of resources. However, the specific geographic areas in which Milpitas have provided direct assistance with CDBG including Asian, Hispanics and Black households. The rationale for targeting these areas for allocating CDBG funds are based on financial, social, and economic needs of several working class neighborhoods.

On March 5 and April 15, 2014, the Milpitas Community Advisory Commission (CAC) and City Council held public hearings to allocated \$440,791 of CDBG funds. The funds were used for a variety of public services, programs and activities. Subsequently, former Milpitas Redevelopment Agency (RDA) previously allocated over \$50 million for existing (or under construction) and proposed future affordable housing projects. The funding of these activities under this priority is consistent with the Consolidated Plan. The goals and objectives within the Consolidated Plan are on target to be met and in some cases will exceed expectations.

LEVERAGING OTHER RESOURCES

Milpitas has leverage other resources in support of affordable housing and community projects which includes:

- Provide land donation (\$12.4m/Milpitas Housing Authority) to developer to construction South Main Senior Lifestyles apartments with 48 very low-income units for seniors.
- Participate in Countywide Fair Housing Task Force to address various housing issues throughout Santa Clara County.
- Participating in a Countywide Regional Countywide Housing Task Force to consider adoption housing nexus study and developer impact fees.
- Provided 6 first-time home-buyers loans from Milpitas Housing Authority to leverage funding to obtaining 30 year loans from financial institutions.

- Provided over \$30m in Capital Improvement Projects (CIP) on community and parks projects to enhance quality of life for Milpitas residents.

The following listing identifies the financial resources that have been used to leverage funds within the City of Milpitas Capital Improvement Program 2014-2019 (CIP)”

-City Building ADA Compliance Review	\$50,000
-Milpitas Sports Facility Improvements	\$1,900,000
-Alviso Adobe Renovation	\$6,474,272
-Murphy Park Picnic 7Playground Renovation	\$1,400,000
-Main Street Park	\$3,650,000
-Park Renovation Project	\$400,000
-Park Master Plan Improvements-Phase I	\$200,000

The majority of the public service agencies have also leverage their funds with a variety of public and private funding sources including other foundations, corporations, and private donations. Milpitas CDBG application process requires applicants to explain their method and strategy of leveraging funds for their programs and activities. Also, included in the attachments are public facilities and community improvement projects that are funded by the City of Milpitas (which does not use CDBG funds). Milpitas will continue to seek creative and alternative methods to leverage its funds and continue to financially support a variety of housing and public services programs and activities.

3. STATUS OF OTHER ACTIONS TAKEN DURING THE YEAR TO IMPLEMENT THE CITY’S GOALS AND OBJECTIVES

Existing Public Policy-(On Going Implementation)

The City of Milpitas has approved and adopted four (4) important documents which will have a major impact on the City’s future housing policies: **1) The Midtown Specific Plan, 2) Milpitas General Plan Housing Element, 3) Milpitas Five-Year Consolidated Plan (2012-2017) and 4) Transit Area Specific Plan.**

- 1) Midtown Specific Plan-** Milpitas continues to implement the Midtown Specific Plan Overall, the plan calls for up to 4,000-5,000 new dwelling units and support retail development, new office developments at key locations, bicycle and pedestrian trails linking the areas together and new parks to serve residential development.

Residential densities up to 60 dwelling units/per acre will be accommodated with parking reductions for developments with ¼ miles of the Transit-Oriented Development Overlay Zones. The Milpitas City Council adopted the Midtown Specific Plan in March 2002. To date, approximately **1,484 housing units** have been approved or under construction within the Midtown Specific Plan Area.

- 2) Milpitas General Plan Housing Element (2015-2023)-**As required by State of California Housing Element Law, City of Milpitas will be updating it General Plan Housing Element which housing establishes goals, policies and objectives over the

next eight years. Identifying adequate housing opportunity sites, appropriate densities to meet the Regional Housing Needs Determination (RHND) housing goals determined by ABAG, affordable housing at-risk, governmental constraints and housing costs are several issues that will be addressed. The Housing Element is due to HCD by January 30, 2015.

- 3) **Consolidated Plan (2012-2017)**-City of Milpitas submitted its Five-Year Consolidated Plan was approved by HUD in August 2012. The Consolidated Plan is a comprehensive planning document that identifies the City's overall needs for affordable housing and non-housing community development activities and outlines the strategy to address the identified needs. The updated Consolidated Plan (2012-2017) was approved by HUD in September 2012.
- 4) **Transit Area Specific Plan**-Preparation of a report for 400+ acres around the light rail and future Montague/Capital Bart station in Milpitas for specific types of land uses, streetscape, design guidelines, and high-density residential development within ¼ mile of the light rail and BART stations. High-density residential development would allow up to 60 dwelling units per acre. The plan also allows for a bonus of 25% increased density with a use permit (within specific areas of the transit area plan) and housing developers can apply for the State Density Bonus. If the use permit and density bonus are approved, a developer could potentially have up to 90 dwelling units permitted on certain sites. The Transit Area Specific Plan has the potential to provide 5,000 to 7,000 additional dwelling units in Milpitas. **To date, Milpitas has approved or under construction twelve (12) applications for development within the Transit Area Specific Plan with over 3,200 new housing units**

Also, Milpitas has continued to demonstrate a commitment to providing a variety of affordable housing units (single family, multi-family, increased higher density to accommodate multi-family units, use of the Density Bonus Ordinance, first-time homebuyers program, etc.) to increase the City's housing supply. Milpitas has and will continue to consistently negotiate with developers to provide a percentage of the units as affordable through the use of incentives such as reduction in development standards, waiver of developmental fees, and financial concessions.

Milpitas has also taken steps to streamline the permit processing procedures to expedite the approval of affordable housing projects. Milpitas in terms of the approval process has given these projects special priority for fast track approval. Milpitas policies as well as its financial commitment will continue to support, maintain and improve on affordable housing opportunities for its residents.

Public Housing Improvement and Residents Initiatives

Presently, there is no public housing within the City of Milpitas.

Institutional Structure

There are no weaknesses identified in the institutional structure.

Actions Taken to Overcoming Gaps in Institutional Structures to Enhance Coordination

Milpitas continues to work closely with the State, County, local jurisdictions, public and private agencies to provide and coordinate strategies and available resources within the community. The Milpitas Housing Element serves as the guide to policies and principals in providing affordable, safe and decent housing to all segments of the population.

Also, Milpitas has prepared and submitted its updated Consolidated Plan (2012-2017) to identify its CDBG housing and community goals and objectives over the next five years. Milpitas continues to serve on the Housing Bond Advisory Committee within Santa Clara County to raise approximately \$20 million dollars to address the affordable housing and homeless support programs throughout the entire County

Milpitas continues to participate in a several countywide groups such Fair Housing Task Force, CDBG Coordination meetings, HOME Consortium, Regional Countywide Housing Task Force, and Homelessness Prevention over the next 10 years.

Finally, Milpitas continues to support and encourage intergovernmental cooperation among the various public agencies and organizations to foster coordination and avoid the duplication of services and the effective use of financial resources. Projects such as the **Countywide Homeless Survey, Fair Housing Report, Countywide Fair Housing Task Force, Housing Trust Fund, and Regional Countywide Housing Task Force** are just a few examples of the City of Milpitas collaboration among the other jurisdictions in Santa Clara County.

Lead Based Paint Hazard Reduction

Milpitas has updated its information on lead-based paint hazard which will continue to be provided to all property owners and residents prior to any housing rehabilitation work being performed. If the situation appears to have lead-based paint hazard, the property owner will be notified and further testing will be required to abate the problem. Milpitas has allocated \$60,000 of Single Family Rehabilitation Program Administration funds to implement compliance with the HUD Lead-Based Paint regulations.

Milpitas will continue to work with its Building Division and County of Santa Clara Environmental Health Department, as funding becomes available, in the design and implementation programs related to the detection, abatement, presentation and education of lead paint in the housing stock.

AFFIRMATIVELY FURTHERING FAIR HOUSING

Currently, City of Milpitas is in the process of drafting its state-mandated updated Housing Element (2015-2023) to submit to Department of Housing and Community

Development (HCD) by January 30, 2015. Pursuant to State Housing Element Law, the following updates will be incorporated into the document to further fair housing opportunities for lower income households;

- Milpitas Zoning Ordinance will be amended to permit **emergency shelters** without discretionary review “by right” within certain zoning district. In the past, this use would require a discretionary review by Planning Commission and or City Council through the conditional use permit process which could be denied with opposition. Development standards will also be incorporated to promote and regulate orderly development.
- Milpitas Zoning Ordinance will be amended to permit **transitional and supportive housing** without discretionary review “by right” within certain residential zoning districts. These uses will be subject to the same development standards and restrictions as other residential uses within the same zoning districts.
- Milpitas Zoning Ordinance will be amended to permit **single room occupancy units** by discretionary review by Milpitas Planning Commission. These uses will also be subject to development standards to promote and regulate orderly development.
- Milpitas will review and consider updating any policies, ordinances or procedures to further allow **reasonable accommodation for persons with disabilities** in the application of housing opportunities

Milpitas continues to support Project Sentinel fair housing services. Project Sentinel provides fair housing education, enforcement, tenant/landlord and dispute resolution services along with public education and outreach activities for both fair housing and tenant/landlord services for Milpitas residents.

In May 2011, the Milpitas City Council held a public hearing, reviewed and approved the updated Analysis of Impediments to Fair Housing Choice Report and its recommendations. The AI Report identified several impediments such as demographics, advertising, cases of housing discrimination, awareness of local fair housing services and public policies housing affordability will be addressed and implemented by Milpitas.

The following actions have been taken during the past year to further implement the recommendations identified in the AI Report:

Statistical Summary: During 4th Quarter: (April 1,-June 30, 2014)-Project Sentinel handled a total of 10 calls, opened and investigated one new case, and provided one substantial consultation on a Fair Housing call. In addition, The Fair Housing Staff are continuing to investigate a substantial national origin discrimination case on behalf of multiple complainants in Milpitas.

During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- **June 12-Northern California Fair Housing Coalition Meeting:** Senior Housing Coordinator attended the quarterly meeting of the Northern California Fair Housing Coalition at HUD offices in San Francisco. The Coalition network of fair housing experts and advocates meet quarterly to share resources and expertise to affirmatively further fair housing.
- **June 11-Momentum for Mental health, Santa Clara County:** Attending Momentum Health to present about Project Sentinel services, specifically in the area of Fair Housing Reasonable Accommodations. Over 40 case managers were in attendance with questions about how and when to refer clients and legal services
- **May 20-Fair Housing Workshop, Silicon Valley Independent Living Center, and (SVILC) San Jose:** Fair Housing Coordinator gave a disability-focused Know Your Rights presentation at SVILC as part of Affordable Housing Week. Fourteen individuals attended the presentation including SVILC clients and employees, individual from Jewish Community Relations Council, Housing Trust of Silicon Valley and two attendees were Milpitas residents.
- **May 15-Santa Clara County Chapter of National Association of Property Managers, San Jose:** Fair Housing Director delivered a 30 minute presentation on Hot Topics in Fair Housing to a group of 60 members and affiliates of Santa Clara County. 100 English, and 50 Spanish Brochures, and 100 copies of a fact Sheet on Reasonable Accommodations and 25 Brochures on Fair Housing and Home Day Care were distributed.
- **May 6-Advocates Meeting with HASCCC:** Fair Housing Coordinator attended ab advocates meeting with Housing Authority in order to discuss issues relating to reasonable accommodations and Section 8 voucher program.
- **April 23-Apartment Owners Association Presentation, San Jose:** Executive Director delivered a landlord training for the Apartment Owners Association. Thirty-eight apartment owners all over the Bay Area including Milpitas attended the presentation.
- **April 9-California Apartment Association (CCAA) Trade Show-Senior** Housing Coordinator, Fair Housing Coordinator and Landlord-Tenant Counselor attended CAA day-long Annual Expo and Trade Show. Over 1,000 Project Sentinel brochures went to Santa Clara County and San Mateo County property.

Statistical Summary: During the 3rd Quarter (Jan. 1, - March 30, 2014) - Project Sentinel handled a total of 38 calls. In this quarter 3 landlord tenant cases were resolved through conciliation, 2 were counseled and 2 cases are still pending:

During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- **March 12**-Project Sentinel discussed with Santa Clara University staff Housing services as well as the potential for students members, particularly those involved in public interest service groups to volunteers to become a fair housing tester.
- **March 12**-Project Sentinel spoke with the Lead Immigration Attorney and Executive Director about Project Sentinel housing services and provided examples of potential situations in which Project may be able to assist their clients.
- **March 4**-Project Sentinel attended an advocates meeting with the Housing Authority to discuss hearing processes due process, as well as the reasonable accommodations process.
- **February 21**-Project Sentinel conducted a general housing training for owners and property managers.
- **February 20**-Project Sentinel dropped off brochures at the Milpitas Public Library, City Hall and Senior Center
- **January 29**- Project Sentinel offered a workshop tailored to social workers assisting dialysis patients Workshop covered all types of housing issues and focused on reasonable accommodations
- **January 28**-Project Sentinel presented a fair housing and disability discrimination-focused presentation for 12 members at the Housing Choices Coalition, an organization that assist developmentally disabled individuals get into housing and maintain housing.
- **January 17**-Project Sentinel conducted Know Your Rights workshop.

Statistical Summary: During the 2st Quarter (Oct. 1, - December 31, 2013)-Project Sentinel handled a total of 48 calls. The total cases handled were 9, 1 landlord tenant case was conciliated, 2 cases are still pending and 1 consultation took place.

During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- **December 12-Housing Authority**- Case Manager and Fair Housing Coordinator attended the “advocates meeting” several topics were discussed including property side-payment summary.
- **December 3-Milpitas City Council Meeting**-Fair Housing Director and Dispute Resolution attended December 3 City Council meeting to discuss PROJECT Sentinel’s range of services and asked the Council for increased funding.
- **November 11-Milpitas Public Library**-Fair Housing Director dropped off 50-English and 20 Spanish Language Brochures on Fair Housing and Project Sentinel services.
- **October 30-Income Property Management Expo San Mateo**-Executive Director and Fair Housing Coordinator staffed a resource table in the exhibitor hall. Three rental property managers from Milpitas attended the Expo and stopped by the booth to pick up Fair Housing literature and chat with booth representatives.

- **Statistical Summary: During the 1st Quarter (July 1,- September 30, 2013)-** Project Sentinel handled a total of 68 calls. The total cases handled were 9, 3 landlord tenant case was conciliated, 6 cases are were closed as counseled, 1 of which was resolved and 1 consultation took place.

During this reporting period, Project Sentinel Staff conducted the following outreach and education activities relevant to City of Milpitas:

- **September 29-**Brochures were distributed to the Milpitas Public Library and Milpitas Sports Complex.
- **September 19-**Agency Case Manager presented a two-hour workshop for more than 30 landlords and property managers in Santa Clara County, sponsored by the Rental Housing Network. The workshop entitled: "*A Dozen Mistakes That Can Ruin a Landlord's Day*" covered all aspects pf the landlord-tenant relationship.
- **September 12-**Agency Case Manager staffed a table at the County of Santa Clara Unity in Diversity celebration, and included numerous community and county organizations with booths. Project Sentinel answered community members' housing related questions, distributed flyers, and met with other local social organizations.
- **August 23-**Agency Case Manager provided outreach at a resource fair for domestic violence survivors and their families at the YWCA. Project Sentinel staff coordinated with staff from other public service organizations in Santa Clara County, and handed out fair housing and landlord-tenant brochures.
- **August 22-**Agency's Fair Housing Manager provide a brief update of fair housing cases, trends and plans at the Santa Clara County CDBG Coordinator's meeting Discussion of Traveler's Insurance fair housing case which has been filed in District Court and a complaint filed by HUD.
- **During August-**Agency Case Manager led informational workshops on the coming changes under the Section 8 Programs, due to the sequestration and answered questions from attendees.
- **July 26-**Several Case Managers manned information table at the Housing Authority's tenant resource fair. Approximately 1,500 landlord-tenant and fair housing brochures were distributed, and questions were answered on the Section 8 sequester induced reduction in funding that has caused Section 8 recipient's rent portions to increase dramatically.

General Summary-Fair Housing Services and Community Outreach

During the past program year, Project Sentinel provided the following fair housing and tenant/landlord dispute resolution services:

Housing information and referral calls were handled for 219 residents

- b. Project Sentinel investigated a total of 164 cases involving discrimination on the City's behalf.

- c. A total of 26 outreach sessions were held to benefit the general public regarding fair housing issues. Also, on-going advertising and continued outreach campaign to heighten public awareness of discrimination and fair housing services were provided.
- d. Follow-up services included conciliation, legal referral, and contact with apartment owners and managers for 51 residents who alleged discriminatory practices by housing providers.
- e. Housing and training seminars for tenants, owners, and managers were provided

Other Policies to Further Fair Housing

Milpitas continues to support and encourage developers to consider higher density residential projects through the use of the Density Bonus Ordinance as the vehicle to increase the availability of affordable housing units, which furthers the goals of affordable housing for low and moderate-income families.

Milpitas Planned Unit Development (PUD) permit process allows for higher density (20-40 dwelling units/per acre), if the applicant can demonstrate a public benefit. Housing developers used this permit process to increase the density on their site (high-density multi-family developments) with affordable housing serving as the public benefit.

Milpitas continue to implement its Midtown Specific Plan to accommodate densities up to 60 dwelling units/per acre in specific locations with 1/4 mile of the two light rail transit stations an being proposed within Milpitas. The proposed Midtown Specific Plan will accommodate a range of 4,000-5,000 dwelling units of various housing types and styles.

Milpitas continues to implement its Transit Area Specific Plan for those properties that are located within ¼ mile of the transit stations (VTA light rail and BART). Residential properties within this designated area will be classified as multi-family very high-density residential development with a transit oriented overlay. Densities up to 75 dwelling units/per acre will be allowed within this zoning district. With a use permit and state density bonus, developers can obtain up to 90 dwelling units per/acre within certain designated area of the transit area. A total of approximately 400+ acres around the light rail and Montague/Capital Bart station will be designated. .

Milpitas has also provided funding to Emergency Housing Consortium of Santa Clara County, Inc. which provides a renter education program that includes information about legal protection against discrimination. Milpitas Housing Programs (i.e. single family housing rehabilitation, first time homebuyers, and rental units) has actively pursued an affirmative action plan. The loans to assist low and moderate-income households are available to all persons of the City of Milpitas. Minority participants are actively sought.

Brochures, public handouts and other fair housing information (Security Deposit, Tenant Responsibilities, Remedies for Obtaining Repairs, Tenant/Landlord Mediation, How to Protect Tenant Rights, etc.) are available at the Public Service Information Counter at City Hall. Copies of all handout information are provided in Spanish and Chinese languages.

Milpitas through its Planning and Building Departments will continue to enforce policies, ordinance and procedures to guarantee that all disabled and special needs persons has reasonable accommodations when it relates to housing opportunities.

The best means to further the housing opportunities for its diverse population is to continue to provide housing programs in the City, which preserves and expands the existing housing stock especially for large families with children. The narrative within the Consolidated Plan illustrates that the City's use of CDBG and other funding resources were directed towards meeting this goal.

CONTINUUM OF CARE NARRATIVE

Milpitas will continue to fund the operation of a variety of support services and programs to address the needs of the homeless persons and the special needs of persons that is not homeless but requires supportive housing. The support services and programs include the following:

Catholic Charities Long Term Care Ombudsman Program which provides services to long term care facilities through regular site visits by trained certified community volunteers who respond to complaints mediate fair resolution to problems and advocate quality care for senior citizens (90 frail chronically ill elderly residents).

Also, Milpitas **Food Pantry** (1,436 very low and low-income households), which provides weekly food supplements to low-income persons. Supportive housing programs includes funding for **Emergency Housing Consortium** provides shelter and support services to homeless adults, youths and families (478 shelter nights for 28 Milpitas residents), **Health Trust** provides meals on wheels to 8 homebound seniors and **Next Door Solutions and YWMC/Support to Battered Women** which provides supportive services for victims of domestic violence and their children (84 residents). Milpitas

The goals of funding these supportive services, programs and housing activities are to assist homeless and non-homeless persons (individuals and families) on making the transition to permanent housing and independent living. Milpitas will continue to implement its Continuum of Care Strategy and take appropriate actions to provide funding to address the needs of its homeless and non-homeless populations.

5. ACCOMPLISHMENTS

(1) Households and Persons Assisted

This section identifies the number of households and persons assisted through the various programs, activities and projects during the past FY 2013-2014. Milpitas has used its CDBG funds and other available resources to serve a wide range of very low and low-income households with a combination of housing rehabilitation services and providing affordable housing alternatives. The following information below outlines the specific goals established by the Plan and the accomplishments for the various categories of assistance:

Programs and Services to Address the Needs of Homeless Persons and Special Needs

1. **Milpitas Food Pantry** provides monthly supplemental food supplies to 1,436 very and low-income families.
2. **Live Oak Adult Day Services**-provides specialized programs for 13 frail and dependent at-risk seniors residents
3. **Emergency Housing Consortium** provides shelter and support services to homeless men, women and families with children to break the cycle of homelessness. Programs include housing, education, employment and self- sufficiency. A total of 478 nights of shelter have been provided to 28 Milpitas residents.
4. **Housing Trust Fund of Santa Clara County (and Silicon Valley Leadership Council)** continue to work to provide over 5,000 new affordable housing units to the homeless population and Silicon Valley workers.
5. **County of Santa Clara Housing Authority**-continue to work with County Housing Authority to maintain and support existing and new Section 8 vouchers for Milpitas residents.

Program and Services to Prevent Persons and Families from Becoming Homeless

1. Milpitas has provided \$587,376 for service programs, which provided food, shelter, clothing, and other assistance to homeless persons, which served 5,027 persons.
2. Milpitas continues to monitor the Sunnyhills Apartments (151 units) and the other 180 Section 8 Program tenants that have obtained vouchers in Milpitas to prevent the at-risk conversion to market-rate units and the displacement of existing low income households. Milpitas will continue to work with the property owner and HUD to maintain its long-term affordability

Programs and Services to Address Homeless Persons, Including Those with Special Needs, to Transition to Independent Living

1. **Next Door Solution to Domestic Violence YWCA Support for Battered Women**-provides comprehensive shelter services for 84 women and their children including

counseling, support groups, individual and group therapy legal assistance with restraining orders and advocacy as needed.

Actions to Assist Non-Homeless Elderly Persons

1. Milpitas has funded several programs which provided assistance and services to the elderly population such as **Rebuilding Together** provides 25 home improvements services to senior homeowners, **Senior Adults Legal Assistance** provides 44 free legal services to Milpitas elderly, **Project Sentinel** provides fair housing and mediation service, **Milpitas Food Pantry** provides food for 1,436 households and Project Match provides affordable shared housing for senior residents.
2. **Long Term Care Ombudsman Program** provides on-going care to six (6) long term care facilities in Milpitas through regular site visits by trained certified community volunteers who provides quality care to 90 frail, chronically ill, primarily elderly residents in those facilities.
3. **Health Trust**-provides meals on wheels nutritionally-balanced home-delivery hot daily meal and social interaction and additional wellness for 8 homebound Milpitas seniors.
4. **Live Oak Adult Day Care Services**- provides adult day care services for frail and dependent at-risk senior residents, respite for family caregivers and provides nutritious meals and snacks. Services include counseling, referrals, and case management, support family members in their efforts to maintain their dependent senior relative in the family home. This program provides services for 13 Milpitas seniors residents.
5. **Milpitas Terrace Gardens Senior Housing Renovations and Improvements**-This project provided CDBG funding for new air condition units (148) and replace emergency generator at the senior housing complex.
6. Milpitas along with the County of Santa Clara provides a **Nutrition Program** which served approximately 487 senior citizens at the Milpitas Senior Center.

Actions to Assist Persons with Physical or Mental Disabilities

The City of Milpitas has committed General Funds, Capital Improvement Project (CIP) and CDBG Funds for the following on-going projects (2013-2016):

1. **Pinewood Park Renovation**-This project involves the design and construction of renovation improvements including ADA compliance. The City of Milpitas has allocated \$2,000,000 for this neighborhood park project.

2. **Creighton Park Picnic and Playground Renovation**-This project involves design and construction of renovation including ADA compliance. The City of Milpitas has allocated \$1,400,000 for this neighborhood park project.
3. **Higuera Adobe Park Picnic and Playground Renovation**-This project involves the design and construction of renovation improvements including ADA compliance. The City of Milpitas has allocated **\$1,500,000** for this historic preservation site.
4. **City Buildings ADA Compliance Review**-This project involves the review of all City Buildings constructed prior to 2000 to confirm compliance with access requirements in accordance with American with Disabilities Act, to identify any deficiencies and recommend improvements. The City of Milpitas has allocated **\$50,000** for this project.
5. **Milpitas Sports Center Facility Improvements**-This project involves various improvements to the Milpitas Sports Center which includes swimming pools lockers, gym, showers, weigh room etc. The City of Milpitas has allocated **\$1,000,000** for this project.
6. **Sidewalk Replacement**-This project involves the replacement of existing curbs, gutter ramps and sidewalks and will include ADA compliance. The City of Milpitas has allocated **\$150,000** for this project.

A total of approximately **18,894,950** has been allocated in the City of Milpitas Capital Improvement Program (CIP) budget for the installation of these improvements and ADA compliance requirements.

Actions to Assist Persons with Alcohol or Other Drug Related Problems

Milpitas provides CDBG funding to the Alum Rock Counseling Center to provide substance abuse prevention, intervention and treatment services. Also, Milpitas has committed General Funds for the Police Department to participate in the "Character Counts Program" (similar to DARE Program), which provides education and counseling to Milpitas students and their families. One Milpitas Police Officer administers the program.

Actions to Taken to Improve Public Housing and Residents Initiatives

There are no public housing units within the City of Milpitas.

Actions to Address Obstacles to Meeting Undeserved Needs

The most significant obstacle to addressing the undeserved needs of Milpitas residents continues to be the general lack of funding to appropriately allocate resources to provide assistance to the homeless, elderly, female headed households, domestic violence victims, and other special interest groups with specific needs. Since becoming an "entitlement

city”, CDBG funds have increased from \$190,000 to \$711,000 enabling the City to provide additional funding to these organizations. Milpitas consistently negotiates with non-profit and for-profit housing developers to increase the supply of affordable housing.

Many of these affordable housing developments are structured with long-term loans and required that the proceeds from the projects be put back into the development with reduced or subsidized rents (i.e. Terrace Gardens).

Actions to Foster and Maintain Affordable Housing and Eliminating Barriers to Affordable Housing

Milpitas continues to work with HUD and the property owners of Sunnyhills Apartments to maintain the long-term affordability of the 151 units’ at-risk of conversion to market rate units for very low and low-income persons. Milpitas has approximately 1,272 affordable housing units with long-term affordability restriction agreements, with an additional 56 affordable units current being negotiated with staff and developers.

Also, the citywide Mobilehome Park Rent Control Ordinance provides another means of affordable housing with 527 mobilehome units. Milpitas has worked very closely with Project Sentinel on eliminating barriers to affordable housing. Additional outreach efforts, including seminars and workshops have been held with local property owners/managers to discuss housing discrimination and flyers, advertising on cable television are made available to the public.

Milpitas continues to work very closely with Project Sentinel (The City’s Fair Housing Provider) to eliminate fair housing barriers. to provide public information on the City’s cable TV, website and public information counter. Information is provided in different languages. Public announcements and fair housing information is provided in the Milpitas Post newspaper.

Actions Taken to Reduce the Number of Persons Living Below the Poverty Level

Milpitas has continued to fund a variety of support programs and activities that provides food, clothing, job training, counseling, rental assistance and crisis invention to prevent individuals and families from becoming at-risk of being homeless.

Milpitas Food Pantry and Nutrition Program served **20,951 meals during 249 serving days for nutritional meals to supplement low and moderate-income households.** Milpitas provided **\$114,350 (including, \$19,500 for ethnic meals for different ethnic groups)** from its General Funds to assistance in the Senior Citizen Nutritional Program.

Fair Housing and tenant-landlord mediation is provided through Project Sentinel in addressing fair housing issues and complaints regarding landlords increasing rental housing above and beyond the means of many low and moderate income renters and preventing unnecessary evictions.

Milpitas actively participates in COFFY (Community Opportunities for Families and Youths), a locally based grass-roots organization established to assist families and youths at-risk. A total of 439 registered participants were served 24,229 meals during the past fiscal year.

Milpitas has also continued to work with County of Santa Clara Social Services Agency to refer low-income families to programs such as Cal Work's poverty level. Santa Clara County has experienced a decline in all public assistance programs including Medi-Cal, Food Stamp, and Foster Care Cash Aid programs, by three percent, seven percent, and nine percent respectively. A total of 6,887 Milpitas households in the county received some form of public assistance from Cal-Works aid.

Milpitas continue to worked with Santa Clara County Housing Authority to notify Milpitas residents when the Housing Authority accepted applications for Section 8 housing for the first time since 1997. Notification and announcements were provided to Milpitas residents in four different languages, on cable television, City's website and was posted at the public library and other public buildings within the City of Milpitas. Recently, the Housing Authority has obtained 1,000 new Section 8 vouchers for low-income tenants within the county.

A total of 28,540 registrations were received countywide including 2,454 Milpitas residents on the waiting list and 1,848 Section 8 tenants residing in Milpitas. To date, 17,297 residents have received Section 8 vouchers and 8,000 county residents are on the 2-3 year waiting list. Milpitas will continue to seek and explore creative and innovative ways to promote and encourage affordable housing developments with the use of local funds, streamlining the approval process and negotiating with developers on long-term affordability restrictions.

Actions Taken to Ensure Compliance with Program and Comprehensive Planning Requirements

Milpitas consistently monitors its CDBG grantee subrecipients and projects to ensure compliance with the program goals and objectives and comprehensive planning requirements. Monitoring includes review of quarterly report to determine if goals are achieved, invoices and review of agency audits, financial records, and clientele files. Staff also conducts annual on-site monitoring. The Milpitas Community Advisory Commission (CAC) and City Council conducts annual public hearings on its Action Plan, CAPER, and the allocation of CDBG funds to provide the general public the opportunity to review and comment on the use of CDBG funds.

Public Facilities and Improvement Needs

Milpitas has committed General Funds and Redevelopment Agency with Capital Improvement Projects (CIP) funding to provide improvements to street infrastructure, drainage improvements within low and moderate-income neighborhoods to improve on

the quality of life for those residents. These improvements includes ADA compliance, infrastructure, Senior Center, Sports Center, public safety, pedestrian walkways, water master plan update, urban runoff pollution program, etc. Included in the attachments are listings of public facility and improvement projects that have been funded by the City of Milpitas to address these community needs.

6. SELF EVALUATION OF PROGRESS IN ADDRESSING IDENTIFIED NEEDS AND OBJECTIVES

Milpitas appears to be on target to meet its anticipated goals and objectives outlined with Five-Year Consolidated Plan. The City's Redevelopment Agency has provided over **\$50 million** along with CDBG funds to subsidize a variety of housing programs (i.e. first time homebuyers, multi-family and senior units). Public Service programs and support services have been carefully prioritized and funded to benefit the greatest number of Milpitas residents. Housing, public services, seniors and homeless populations has been given special care and attention in addressing their need.

The three main goals and objectives, which the City is presently behind on meeting its schedule, are: 1) Assisting first-time homebuyers on participating in the Mortgage Credit Certificate Program and 2) Assisting on obtaining Section 8 Voucher and Certificate, and 3) the development of the Senior Housing Project.

The Mortgage Credit Certificate Program for first-time homebuyers continues to be extremely difficult to achieve based on the limited mortgage credit credits issued by the State of California to Santa Clara County. This program has been reduced by almost 80% Countywide. This goal appears to be unattainable unless additional funds sources are available. Housing Authority of Santa Clara County previously opened its waiting list for Section 8 applicants. Currently, 628 Milpitas residents have Section 8 active vouchers and 139 residents are on the waiting list. Milpitas provided this information to the general public through public notices, cable television, and City's web site. Milpitas also received numerous phone calls from local residents on where and how to apply for the County's waiting lists.

In regards to the DeVries Place Senior Housing Project, Milpitas has allocated \$9.6 million from its Redevelopment Agency 20% set aside housing funds for this project. The senior housing project will include all units at 25%-40% (extremely low and very low-income) of Area Median Income (AMI). Currently, Milpitas will have 252 deed restricted affordable housing units for its senior residents (additional 63 affordable senior units have been approved).

Milpitas has provided support and financial assistance for the three 100% affordable project (Aspen Family Apartments-100 units, and DeVries Place Senior Housing-103 units). Milpitas also provides letters for support with these projects to the State of California Tax Credit Allocation Committee (TCAC).

Low-income housing tax credits and HOME Program are two funding sources that are being considered for these projects. Milpitas Public Facilities and Improvement needs had largely been funded through the City's Capital Improvement Program (CIP) budget, which addresses citywide problems such as infrastructure, parks, and other types of recreational activities.

In general, Milpitas appears to be well on its way on meeting or exceeding its goals and objectives that have been identified within the Consolidated Plan (2012-2017) and has started to formulate its strategy.

7. CITIZEN PARTICIPATION

As outlined in the Milpitas Citizens Participation Plan, the Draft CAPER Report was prepared and made available to the **public for review for 15 days from August 22 to September 8, 2014**. A public advisement notice was placed in the local Milpitas Post Newspaper advertising the availability of the CAPERS Report. In addition, copies of the report were mailed to all organizations, grantees, and other people who have expressed an interest in the City's CDBG Program. Copies of the report were also available at the Milpitas Public Library and City of Milpitas information desk and public counter. **The Milpitas City Council will hold a public hearing on September 14, 2014 at 7:00 p.m. in the Milpitas City Hall, 455 E. Calaveras Blvd. to adopt the CAPER.**

Summary of Public Comments Received

All public comments received by the City of Milpitas has been incorporated into the final CAPER to be forwarded to HUD by September 29, 2014

Public Comments

To be provided after City Council Public Hearing.